



IMPROVING REAC INSPECTIONS
A PRESENTATION TO HUD'S INDUSTRY PARTNERS
NOVEMBER 29, 2018



AGENDA

- Welcome and Introductions
- Purpose
- Inspection Protocol Improvements
 - 7 Calendar Day Inspection Notification and Other Ideas
 - New Inspections Protocol
- Questions, Comments, Next Steps

Today is the first of many conversations with you on how we can work together to ensure families reside in safe, healthy housing.



INSPECTION TASK FORCE

Conduct a wholesale reexamination of REAC inspections

- Place the emphasis on eliminating health and safety hazards.
- Ensure owners adopt industry standard practices, year-round.



GOAL OF THE NEW INSPECTION MODEL

- Inspections that protect families and reflect the property's true physical condition.
 - Convey property management expectations to owners - failing scores remain unacceptable.
 - Strengthen current standards, scoring models, and protocols used to assess properties.
 - Implement stricter enforcement protocols against owners who are not meeting standards.



IMPLEMENT A 7 DAY INSPECTION NOTIFICATION

- The purpose of the change is to achieve a more accurate picture of how the property is being maintained year-round.
- Shorter notification promotes continual reinvestment into the property.
- Conceptually
 - Property notified 7 calendar days prior to the inspection.
 - Unless state or local law requires a longer resident notification window.
 - If property cancels, the score will be a zero.
 - One additional reinspection within 30 calendar days; otherwise, score held at zero.



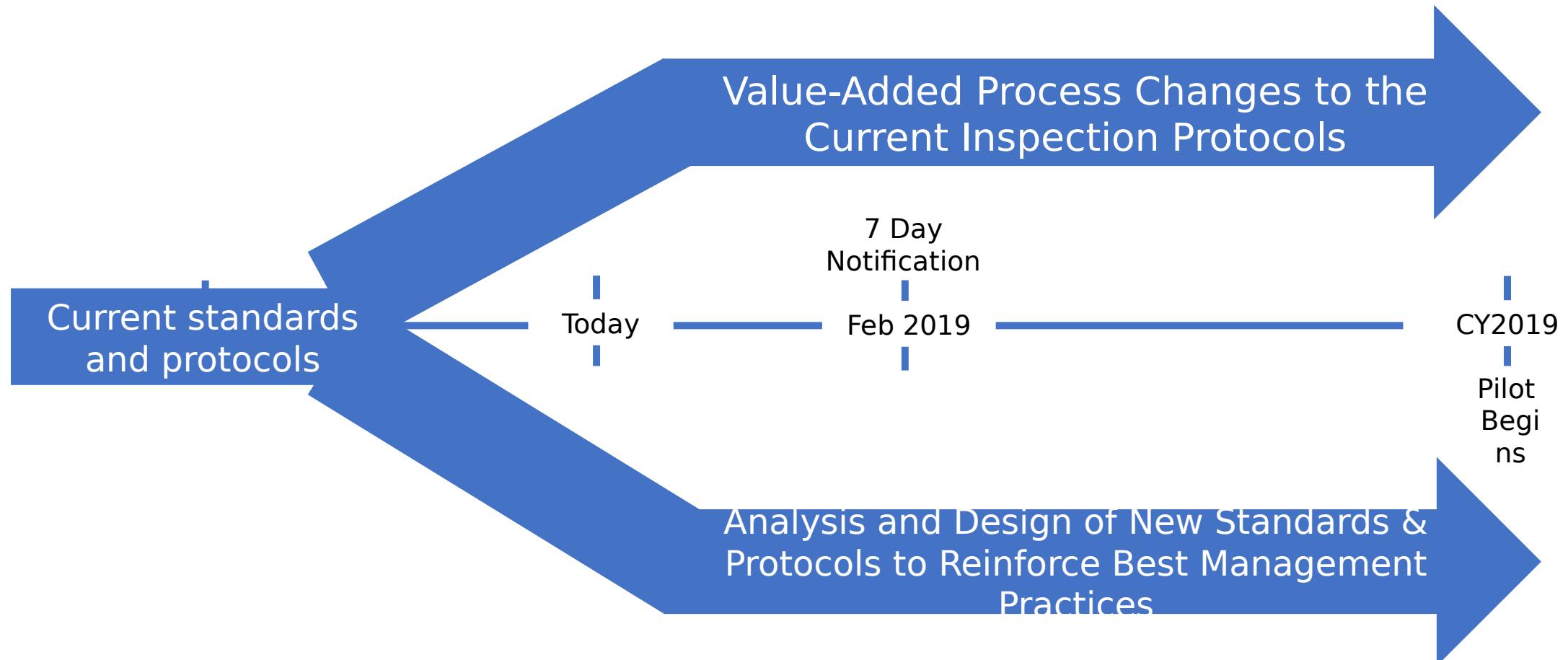
Other Possible Considerations for

Improvement Under the Current Protocol

- Establish physical inspection partnerships with local governments to promote shared oversight and ensure residents are residing in safe, habitable, healthy housing.
- Change the precipitation “grace period” for site and roof ponding from 48 to 24 hours.
- Require occupied properties to be inspected even if undergoing rehabilitation work, refinancing, or foreclosure.
- Inspect carbon monoxide detectors.
- Start collection of property self-inspections.



HUD's Plan to Improve: 2-Pronged Approach





FEEDBACK...

**QUESTIONS
&
COMMENTS**